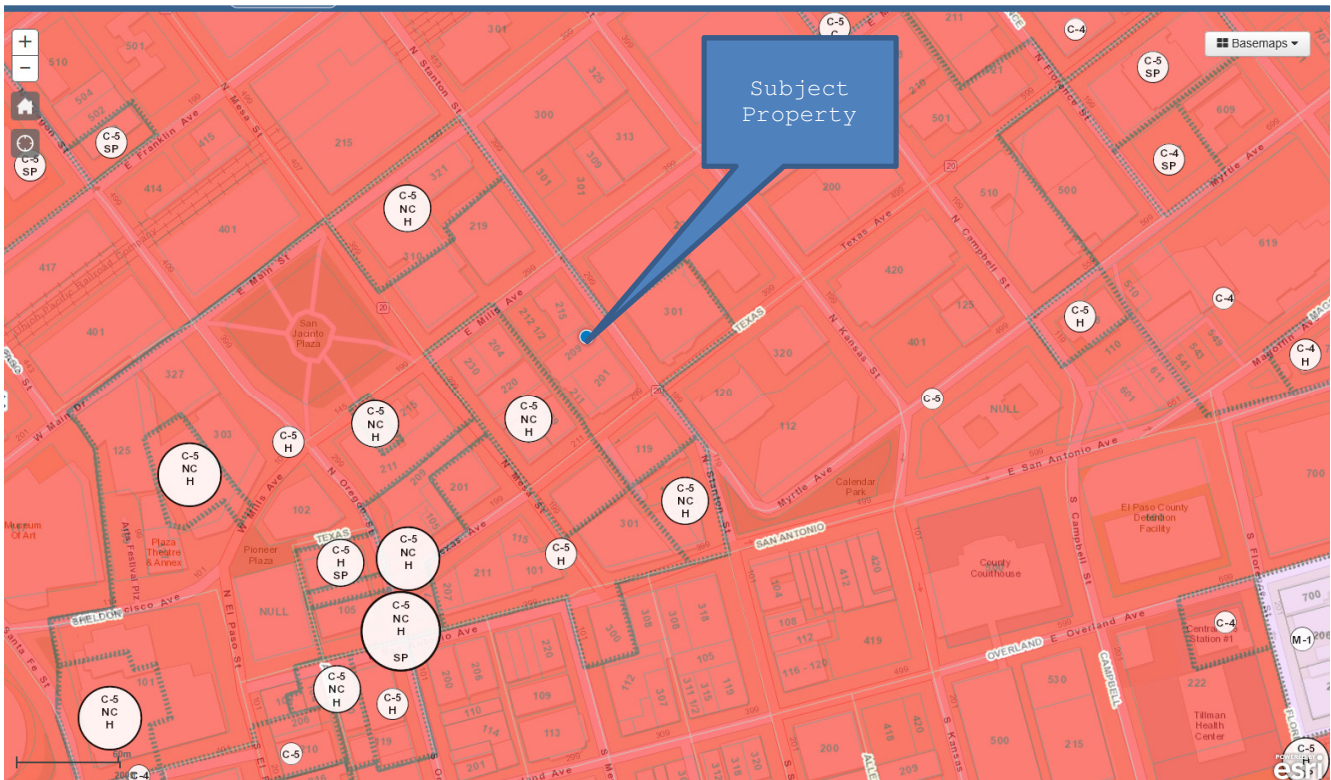




PHAP15-00031

Date: August 17, 2015
Application Type: Certificate of Appropriateness
Property Owner: Hasieran, LLC
Representative: Richard M. Dillon & Martin Morgades
Legal Description: Being 4 Mills 61.333 ft. on N. Stanton X 120 ft. Beg. 86.667 ft. N. of Sec., City of El Paso, El Paso County, Texas
Historic District: Downtown
Location: 209 North Stanton Street
Representative District: #8
Existing Zoning: C-5/H (Commercial/Historic)
Year Built: 1915
Historic Status: Landmark
Request: Certificate of Appropriateness for the installation of new brick on first floor and changing the color of the rooftop addition
Application Filed: 8/3/2015
45 Day Expiration: 9/17/2015

ITEM #2



GENERAL INFORMATION:

The applicant seeks approval for:

Certificate of Appropriateness for the installation of new brick on the first floor and changing the color of the rooftop addition

STAFF RECOMMENDATION:

The Historic Preservation Office recommends APPROVAL of the proposed scope of work based on the following recommendations:

The Downtown Historic District Design Guidelines recommend the following:

- *The San Antonio Street Zone is bound by South El Paso Street to the west and Stanton Street to the east. Oregon and Mesa Streets intersect the arterial and divide the zone into three blocks. Appropriate materials for the Pioneer Plaza, San Jacinto Plaza, San Antonio and South El Paso Zones are brick, stone, terra-cotta, glazed tile, and concrete.*
- *Additions should complement the original structure but not necessarily attempt to duplicate or copy it. The older structure should be identifiable from the new addition.*

The Secretary of the Interior's Standards for Rehabilitation recommend the following:

- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *When an entire interior or exterior feature is missing (for example, an entrance, or cast iron facade; or a principal staircase), it no longer plays a role in physically defining the historic character of the building unless it can be accurately recovered in form and detailing through the process of carefully documenting the historical appearance.*

AERIAL MAP



ORIGINAL STORE FACADE



PROPOSAL APPROVED IN 2013



NEW PROPOSAL

